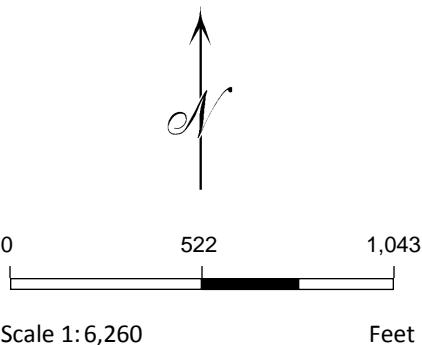
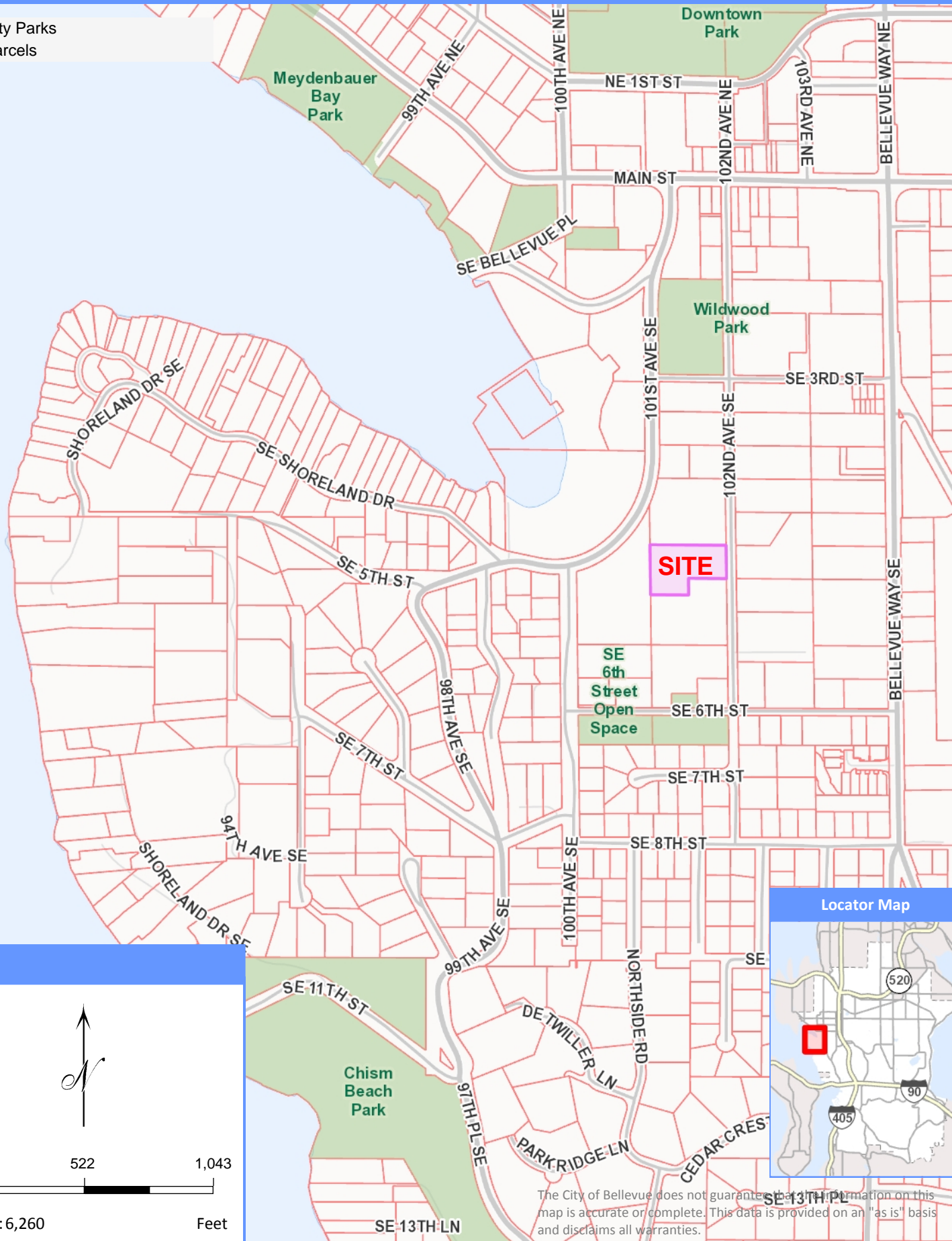


# VICINITY MAP



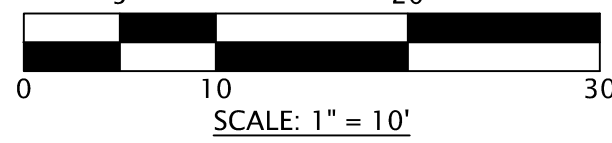
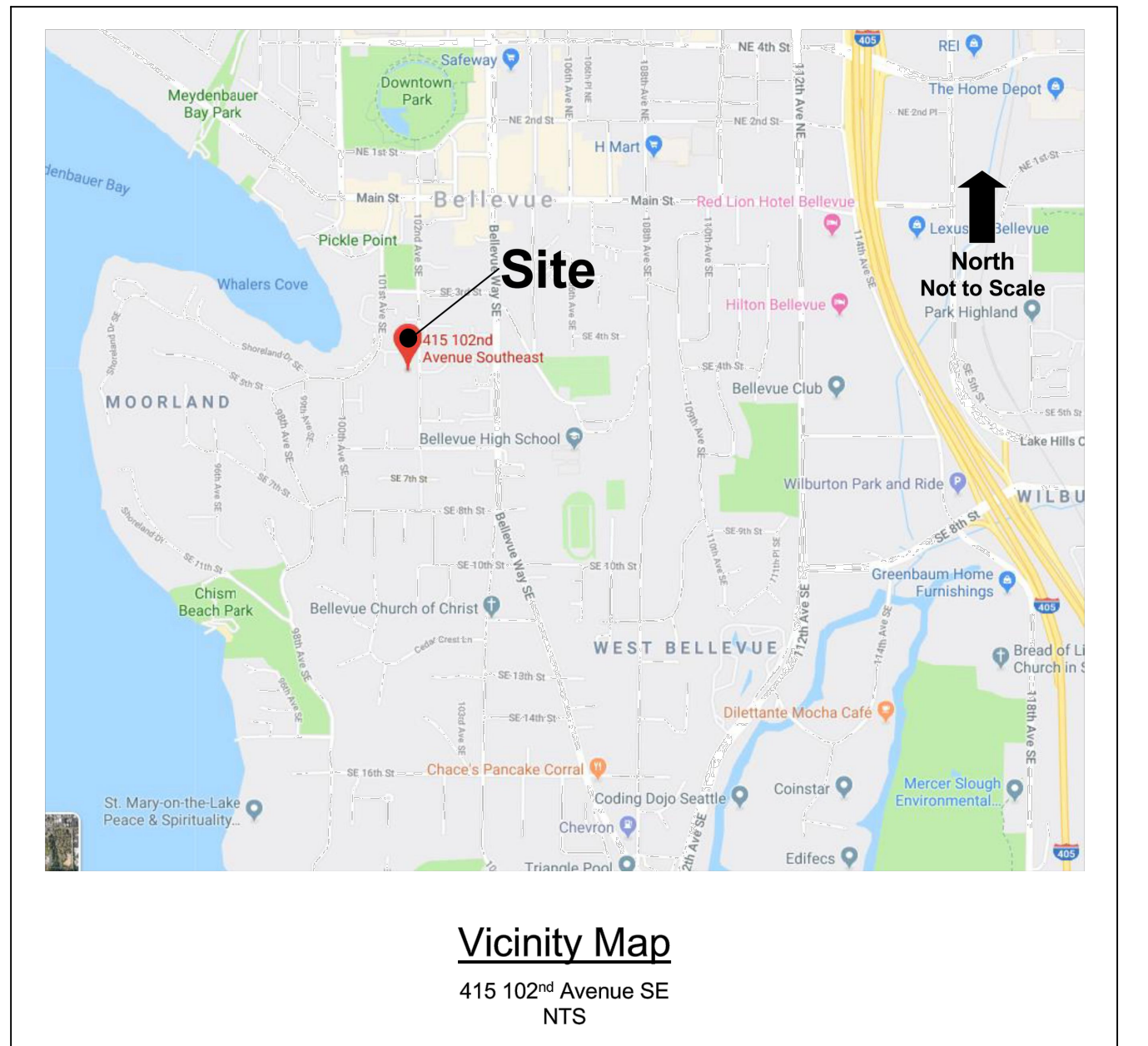
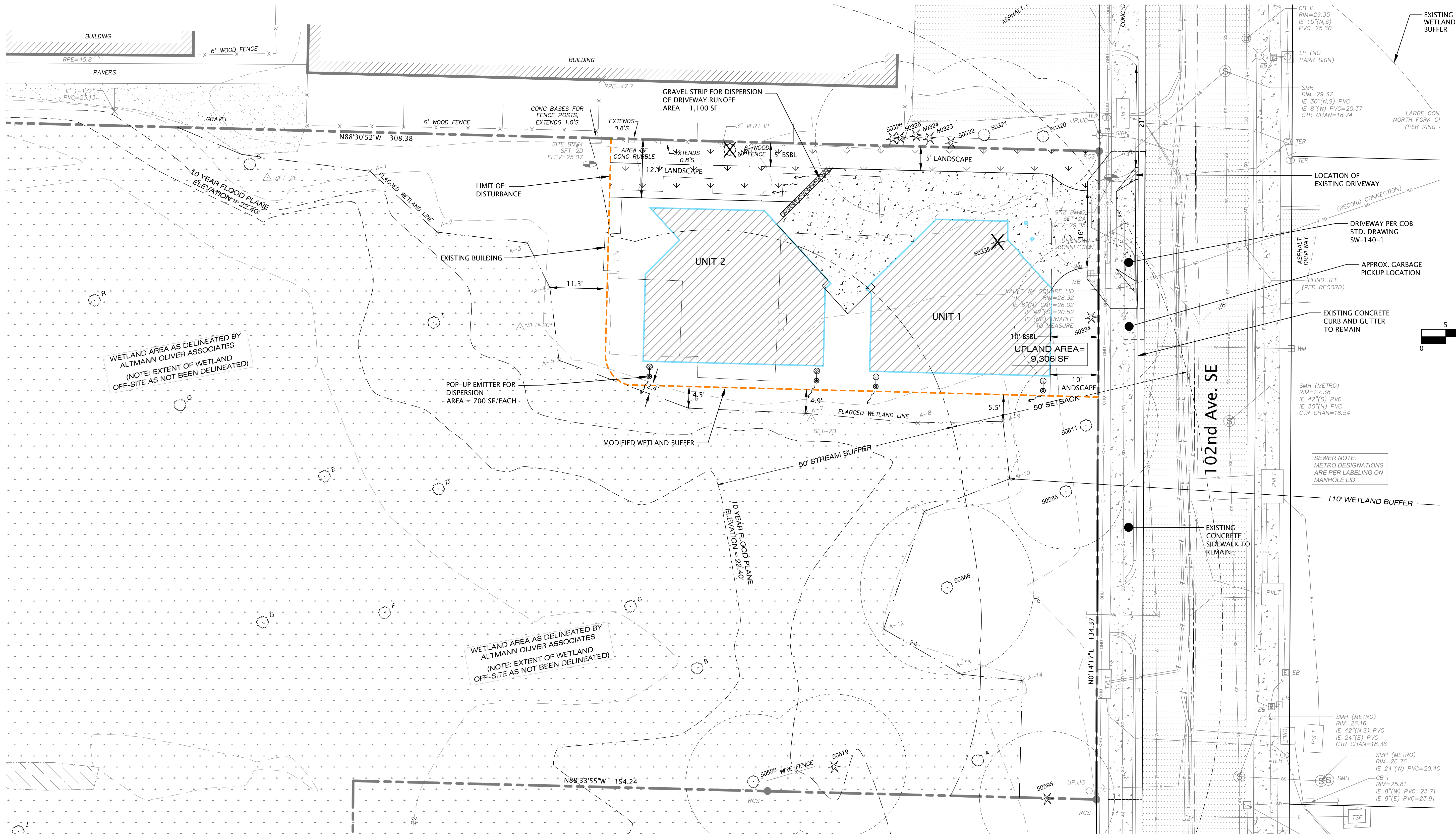
- City Parks
- Parcels



The City of Bellevue does not guarantee the accuracy or completeness of this information on this map. This data is provided on an "as is" basis and disclaims all warranties.



SW ¼, SW ¼ SECTION 32, TOWNSHIP 25 N, RANGE 5 E, W.M.  
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



TREE TABLE				
Number	Note	Dia. in. (D.I.)	Retained D.I.	Species
50320	Offsite	0	0	English hawthorn
50321	Offsite	0	0	Western red-cedar
50322	Offsite	0	0	Western red-cedar
50323	Offsite	0	0	Western red-cedar
50324	Offsite	0	0	Western red-cedar
50325	Offsite	0	0	Western red-cedar
50326	Offsite	0	0	Western red-cedar
50327	Offsite	0	0	Cottonwood
50334	Retain	18	18	Western red-cedar
50335	Remove	18	0	Pacific yew
50477	Remove	10	0	Apple
50579	Retain	19	19	Spruce
50585	Retain	11	11	Cascara
50586	Retain	6	6	Black cottonwood
50588	Retain	19	19	Crabapple
50595	Offsite	0	0	Douglas-fir
50611	Retain	33	33	Plum
A	Retain	8	8	Willow
B	Retain	19	19	Willow
C	Retain	28	28	Willow
D	Retain	35	35	Willow
E	Retain	8	8	Willow
F	Retain	23	23	Willow
G	Retain	33	33	Willow
H	Retain	10	10	Willow
I	Retain	15	15	Willow
J	Retain	11	11	Willow
K	Retain	5	5	Alder
L	Retain	26	26	Willow
M	Retain	24	24	Willow
N	Retain	18	18	Willow
O	Retain	8, 8	8, 8	Willow
P	Retain	8	8	Willow
Q	Retain	39	39	Bigleaf maple
R	Retain	18	18	Willow
S	Retain	16	16	Willow
T	Retain	14	14	Willow
492		464	94%	Retained DI % Retained DI

LEGEND

A-	WETLAND FLAG
BG	BUILDING
BM	BENCHMARK
BOLLARD	BOLLARD
CB I	CATCH BASIN TYPE I
CB II	CATCH BASIN TYPE II
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CORNER	CORNER
COS	SANITARY SEWER CLEAN OUT
CTR CHAN	CENTER OF CHANNEL
CVLT	CABLE VAULT
DI	DUCTILE IRON
DMH	STORM DRAIN MANHOLE
EB	ELECTRIC BOX
EM	ELECTRIC METER
FDC	FIRE DEPARTMENT CONNECTOR
FH	FIRE HYDRANT
FNC	FENCE
GM	GAS METER
GVL	GRAVEL
IE	INVERT ELEVATION
INT	INTERSECTION
IP	IRON PIPE
LP	LIGHT POLE
MB	MAILBOX
PVC	PLASTIC PIPE
PVLT	POWER VAULT
R	REBAR & CAP SET
RPE	ROOF PEAK ELEVATION
SFT	GOLDSMITH SURVEY CONTROL
SMT	SANITARY SEWER MANHOLE
TSF	TELEPHONE RISER
TSR	TRANSFORMER
TVLT	TELEPHONE VAULT
UG	UNDERGROUND CONNECTION
UP	UTILITY POLE
VERT	VERTICAL
WM	WATER METER
WSP	WATER SPIGOT
WV	WATER VALVE
E	UNDERGROUND ELECTRIC LINE
G	GAS LINE
OHU	OVERHEAD UTILITY LINE
T	UNDERGROUND TELEPHONE LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE
X	FENCE LINE
BUILDING	BUILDING
PAVED DRIVEWAY	PAVED DRIVEWAY
MODIFIED WETLAND BUFFER	MODIFIED WETLAND BUFFER
PROPOSED LANDSCAPE AREA	PROPOSED LANDSCAPE AREA

NOTE:

PROPOSED NORTHERLY PERIMETER LANDSCAPE AREA IS LARGER THAN REQUIRED 8' LANDSCAPE STRIP AREA

PROPOSED LANDSCAPE AREA = 819 SF  
8' LANDSCAPE STRIP (8' X 101.3') = 811 SF

LEGAL DESCRIPTION

TRACT 59 AND THE NORTHWEST QUARTER OF TRACT 60, BELLEVUE ACRE AND HALF ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 35, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

SITE DATA

SITE LOCATION: 415 102nd AVENUE SE, BELLEVUE, WA 98004  
TAX PARCEL #: 066600 0400  
LOT SIZE: 51,862 SF  
WETLAND AREA: 42,556 SF  
BUFFER AREA: 9,306 SF  
DEVELOPED AREA: 5,177 SF  
ZONING: R-30  
SINGLE-FAMILY RESIDENTIAL  
PROPOSED USE: MULTI-FAMILY RESIDENTIAL  
CITY OF BELLEVUE  
SEWER/WATER: PUGET SOUND ENERGY  
POWER/GAS: FRONTIER/COMCAST  
TELEPHONE SERVICE: CITY OF BELLEVUE  
CABLE: BELLEVUE SCHOOL DISTRICT  
FIRE DISTRICT: BELLEVUE SCHOOL DISTRICT  
SCHOOL DISTRICT:  
OWNER: MEYDENBAUER MEADOW LLC  
1215 114th STREET SE  
BELLEVUE, WA 98004  
(425)462-1080  
ENGINEER/SURVEYOR: GOLDSMITH LAND DEVELOPMENT SERVICES  
1215 114th AVENUE SE  
BELLEVUE, WA 98004  
(425)462-1080

NOTES

- HORIZONTAL DATUM: NAD83(2011), ESTABLISHED PER CITY OF BELLEVUE CONTROL.
- BASIS OF POSITION: FOUND MONUMENT AT THE INTERSECTION OF SE 6TH STREET AND 102ND AVENUE SE. SEE MAP FOR DESCRIPTION AND PLOTTED LOCATION. SAID MONUMENT IS ALSO KNOWN AS CITY OF BELLEVUE HORIZONTAL CONTROL POINT 3936. THIS POINT IS THE ONLY COORDINATE ON SAID DATUM, GRID EQUALS GROUND AT THIS POINT ONLY: N: 223,434,990, E: 1,302,288,000
- BASIS OF BEARING: HELD A BEARING OF N 0°13'39" E FROM SAID BASIS OF POSITION TO THE FOUND MONUMENT AT THE INTERSECTION OF MAIN STREET AND 102ND AVENUE. SEE MAP FOR DESCRIPTION AND PLOTTED LOCATION. SAID MONUMENT IS ALSO KNOWN AS CITY OF BELLEVUE HORIZONTAL CONTROL POINT 0654. SAID BEARING IS THE RESULT OF AN INVERSE BETWEEN SAID BASIS OF POSITION AND SAID MONUMENT. GRID COORDINATE: N: 225,584,171, E: 1,302,296,529
- ALL DISTANCES HEREON ARE GROUND DISTANCES. A COMBINATION FACTOR OF 0.99998421 WAS PUBLISHED BY THE CITY OF BELLEVUE AT THE BASIS OF POSITION.
- VERTICAL DATUM: NAVD 1988 PER CITY OF BELLEVUE SURVEY CONTROL.

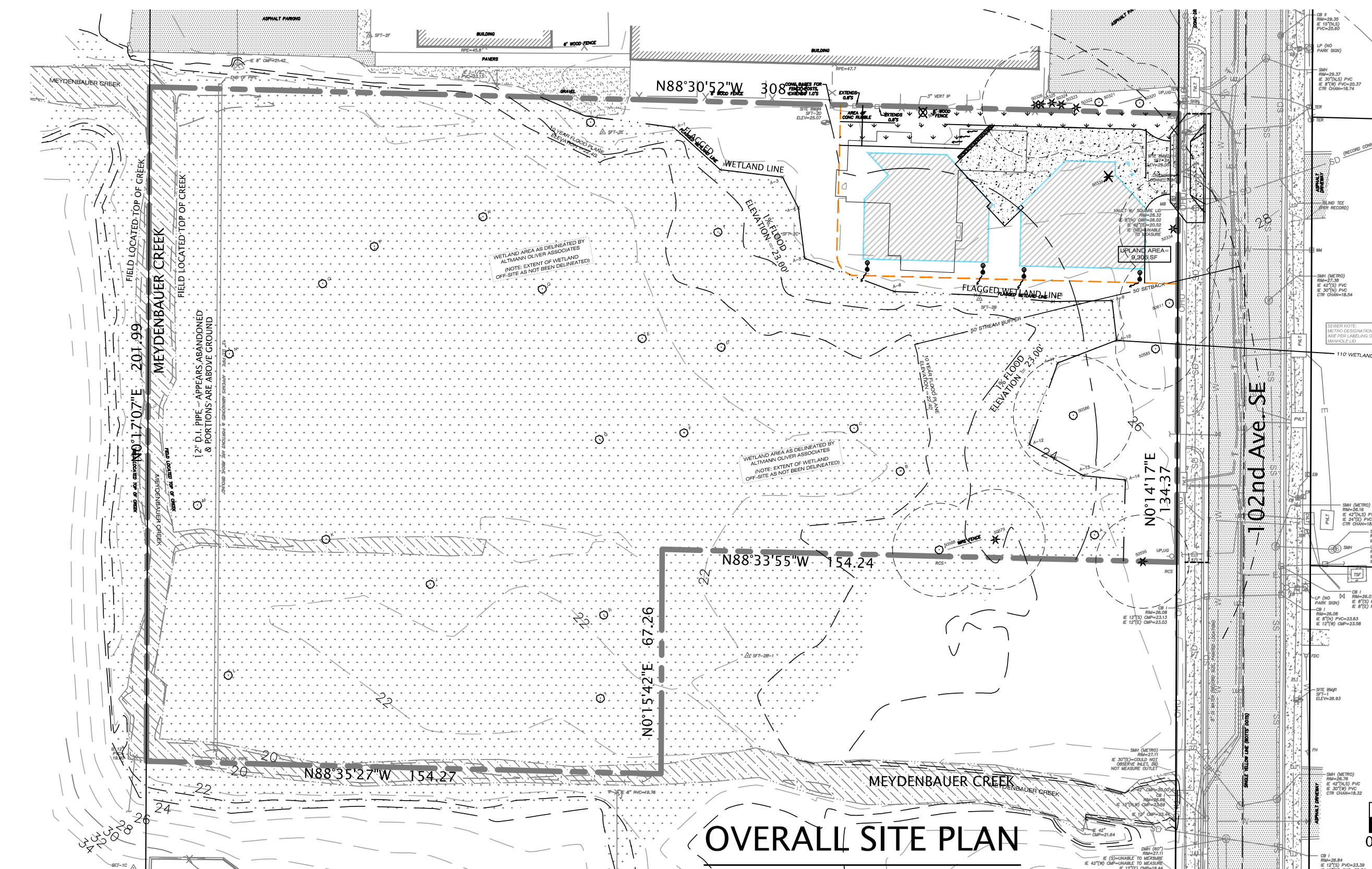
MASTER BENCHMARK: FOUND MONUMENT AT THE INTERSECTION OF 6TH STREET SE AND 102ND AVENUE SE. SEE MAP FOR DESCRIPTION AND PLOTTED LOCATION. SAID MONUMENT IS ALSO KNOWN AS CITY OF BELLEVUE VERTICAL CONTROL POINT 941. MONUMENT IS ALSO THE BASIS OF POSITION OF THIS SURVEY. ELEVATION = 35.12 FEET (NAVD 88).

SITE BM#1: GOLDSMITH CONTROL POINT SFT-1, A REBAR AND CAP SET 1.0 FEET WEST OF THE BACK OF WALK ON THE EAST SIDE OF 102ND AVENUE SE AND = 417.0 FEET NORTHERLY OF THE FIRE HYDRANT AT THE NORTH ENTRANCE TO MEYDENBAUER PLACE CONDOMINIUM. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 26.93 FEET (NAVD 88).

SITE BM#2: GOLDSMITH CONTROL POINT SFT-2A, SET REBAR AND RED PLASTIC CAP BETWEEN ASPHALT AND EDGE OF CONCRETE, 6.0 FEET SOUTHEASTERLY OF THE NORTHEAST PROPERTY CORNER AND 9.0 FEET SOUTHERLY OF "NO PARK" SIGN. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 29.05 FEET (NAVD 88).

SITE BM#3: GOLDSMITH CONTROL POINT SFT-1B, A MAG NAIL SET IN ASPHALT IN FRONT OF "RESERVED E" PARKING SPACE, 1.8 FEET SOUTH OF 8.0 FOOT CONCRETE WALL NEAR SOUTH BOUNDARY. ELEVATION = 32.58 FEET (NAVD 88).

SITE BM#4: GOLDSMITH CONTROL POINT SFT-2D, A REBAR AND RED PLASTIC CAP, SET 5.0 FEET SOUTHERLY OF FENCE LINE AND 9.0 FEET NORTHWESTERLY OF THE NORTHWEST CORNER OF BUILDING. ELEVATION = 25.08 FEET (NAVD 88).



DIGITAL SIGNATURE:

DIGITAL SIGNATURE:



**City of Bellevue**

APPROVED BY

PERMIT NUMBER:

MEYDENBAUER MEADOW LLC

SITE PLAN B  
FOR  
MEYDENBAUER MEADOW

415 102nd Ave. SE, CITY OF BELLEVUE

KING COUNTY, WASHINGTON

JOB NO. 18245

SHEET

1/2





August 17, 2020

City of Bellevue Land Use Department  
450 110th Ave. NE  
Bellevue, WA 98004

Attention: Peter Rosen

Re: Meydenbauer Meadow Variance to Maximum Lot Coverage by Structures  
Narrative Addressing Variance Criteria (BMC 20.30G.140)

Dear Peter,

Please accept this letter as our Variance Request per BMC 20.30G.140 (Decision Criteria).

This Variance Request is to allow additional lot coverage (3,000 square feet total) for the project site located at 415 102<sup>nd</sup> Avenue SE, Parcel Number 066600-0400, referred to as Meydenbauer Meadow.

Per the Critical Area Report prepared by Altmann Oliver Associates LLC, the entire site except for the existing primary structure is encumbered by Wetland A, Meydenbauer Creek, and associated buffers. Wetland A meets the criteria for a Category III wetland with five (5) habitat points which requires a 110-foot buffer. The 110-foot buffer extends beyond the subject property. Meydenbauer Creek is considered a Type F stream that requires a 50-foot buffer on developed sites. Per the Bellevue Municipal Code (BMC) definition of Top of Bank, the stream buffer is measured from the edge of the active floodplain. City Staff has directed the Applicant to measure the 50-foot stream buffer from the 10-year floodplain.

The lot coverage calculation for the site, per 20.20.010(13) results in 1,829 square feet (see attached exhibit). The site is more than 90 percent constrained by critical area and critical area buffer; therefore, the site is eligible for a Reasonable Use Exception which permits up to ten percent of the site be disturbed for development (20.25H.200). A Reasonable Use Exception / Critical Areas Land Use Permit is being reviewed by the City of Bellevue concurrent with this Variance Request.

As demonstrated by the Reasonable Use Exception application, ten percent of the site provides up to 5,186 square feet of developable area. This Variance Request is to allow additional lot coverage up to a total of 3,000 square feet so that a reasonable portion of the developable area can be built upon for development consistent with the surrounding multifamily developments in the R-30 Zone. The additional lot coverage will also maintain the character of the existing community. Note that the additional lot coverage within the developable area would not result in any additional critical area or critical area buffer impact as the maximum ten percent of developable area would not be exceeded.

The following provides the required narrative of how the proposal meets the Variance Decision Criteria.

## **20.30G.140 Decision Criteria**

### **A. General**

1. The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and land use district of the subject property; and
  - **This variance for additional lot coverage is not a grant of special privilege. Instead it is a request for minimal relief due to the extent of critical areas and associated buffers. The variance will permit the site to be developed consistent with the existing multi-family developments surrounding the site, and consistent with the intent of the R-30 zoning and the Comprehensive Plan.**
  - **The variance for the additional lot coverage will not result in any additional critical area or buffer impacts, because all development will occur within an area smaller than the 5,186 square feet of developable area allowed by the concurrent Reasonable Use Exception application per BMC 20.25H.200.**
  - **The lot coverage calculation imposes a hardship on this site because it does not allow use of the stream buffer in the calculation even though the stream buffer is being reduced as a result of the reasonable use exception.**
  - **The maximum lot coverage calculation results in 1,829 square feet for the site. This Variance Request is for a total lot coverage of 3,000 square feet to allow the site to be developed more consistently with the surrounding land use, which represents an increase of 1,171 square feet from the maximum lot coverage calculation per BMC 20.20.010(13).**
  - **The site is surrounded by multi-family apartment units consistent with the R-30 zoning. 1,829 square feet of lot coverage is not consistent with the scale of surrounding development and the request is additional lot coverage is the minimum necessary for development consistent with the surrounding properties and in order to maintain the character of this established neighborhood.**
2. The variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property to provide it with use rights and privileges permitted to other properties in the vicinity and in the land use district of the subject property; and
  - **The following table summarizes the special circumstances of the subject property because of the presence of critical areas and associated buffers:**

<b>Site Data</b>	<b>Square Feet</b>	<b>Acres</b>	<b>Percentage of Site</b>
<b>Total Site Area:</b>	<b>51,862</b>	<b>1.19</b>	<b>100.0%</b>
<b>Total Critical Area and Critical Area Buffers:</b>	<b>50,577</b>	<b>1.16</b>	<b>97.5%</b>
<b>Buildable Area: (Area of existing house footprint)</b>	<b>1,285</b>	<b>0.03</b>	<b>2.5%</b>
<b>Reasonable Use Exception: (Maximum 10% of Total Site Area per BMC 20.25H.200)</b>	<b>5,177</b>	<b>0.12</b>	<b>10.0% (Complies)</b>





Per BMC 20.25H.200, a maximum of 10% of the total site area is developable. The developable area has been designed to impact only the buffer area. The development will not impact Meydenbauer Creek or Wetland A critical areas. The additional lot coverage will not result in additional buffer impacts beyond those permitted by the Reasonable Use Exception.

- As discussed above, the surrounding properties are developed with multi-family apartment units consistent with the R-30 zoning. Due to the lot coverage calculation which excludes critical areas and critical area stream buffers, the property is limited to 1,829 square feet of lot coverage. This limitation on lot coverage is inconsistent with the scale of development in the surrounding neighborhood. A variance is necessary to increase the allowable lot coverage to 3,000 square feet to provide the property with the same rights as other R-30 zoned properties in the vicinity.
3. The granting of the variance will not be materially detrimental to property or improvements in the immediate vicinity of the subject property; and
- Increasing the allowable lot coverage by 1,171 square feet will not be materially detrimental to property or improvements in the immediate vicinity of the subject property because approval of the variance will permit site development more consistent with the surrounding properties and R-30 zoning. The majority of the surrounding properties are large apartment buildings / complexes. The increased lot coverage will provide for a larger structure normally permitted by the R-30 Zone and anticipated in the Comprehensive Plan. The additional lot coverage permitted by the variance will result in a use and structures that are more compatible with the existing character of the neighborhood.
  - The proposed site design minimizes impacts to existing surrounding uses by consolidating the vehicular access to one curb cut and providing additional separation from the property to the north.
4. The variance is not inconsistent with the Comprehensive Plan; and

The Variance Request is consistent with, and substantially implements, the Comprehensive Plan as follows:

- The increase in allowable lot coverage is consistent with the Land Use Vision of the Comprehensive Plan to focus growth in denser areas that have infrastructure and services to support density.
- The increase in allowable lot coverage will have no impact on Meydenbauer Creek or Wetland A critical areas and will result in no additional impact to critical area buffers than those permitted by the Reasonable Use Exception. This is consistent with the Introduction to the Land Use Element to 'protect environmentally sensitive areas and maintain the character of established neighborhoods', while at the same time meeting the additional housing needs of the community.
- Per the Comprehensive Plans 'Today's Conditions', future growth is largely limited to the redevelopment of existing areas. The project is to redevelop a single-family residence that has reached the end of its functional life. Approval of the variance will allow for a modest increase in lot coverage so that the future scale of construction on this site is consistent with the R-30 zoning while maintaining the character of the neighborhood.
- Per the Comprehensive Plans 'Tomorrow's Projections', the variance requests additional lot coverage for the site which has infrastructure and zoning in place to support growth within the planning time period.



- **Additional lot coverage on this site, meets the 'Challenges and Opportunities' Integration of Land Use and Transportation by providing housing near the Downtown area. The proximity of shopping and transportation nearby encourages walking, biking, and transit use, reducing congestion on the streets and supporting vibrant and healthy communities.**
- **The additional lot coverage meets the Comprehensive Plans Land Use Strategy as it:**
  - **Directs growth to an area designated for compact development with a full range of transportation options nearby;**
  - **Enhances the health and vitality of the existing neighborhood by providing additional housing that maintains the character of the neighborhood;**
  - **Provides development at a scale more consistent with the neighborhood while preserving critical areas as no impact to Meydenbauer Creek or Wetland A critical areas will result and no additional impact to critical area buffers will occur other than those permitted by the Reasonable Use Exception.**
- **The Comprehensive Plan, Land Use Plan Residential Areas includes the major objective to maintain the vitality, quality, and character of Bellevue's multifamily neighborhoods. Approval of this Variance Request will ensure that infill development is added to the neighborhood in a way which is compatible in use and scale with the existing neighborhood of multifamily units.**
- **Success of the Land Use Plan includes directing growth to appropriate areas. Approval of the Variance Request provides a modest amount of additional lot coverage for a site in the R-30 Zone limited to 1,829 square feet of lot coverage. An additional 1,171 square feet of lot coverage is appropriate for this site in order to provide housing at a scale more consistent with the surrounding multifamily apartment units, especially when considering that no critical area impact or additional buffer impact is proposed.**

In addition to compliance with the Comprehensive Plan as detailed above, this Variance Request meets the Goals and Policies of the Comprehensive Plan as follows:

- **LU-1 1. The increased lot coverage directs growth to an area designated for compact development and is in close proximity to a full range of transportation options.**  
**2. Additional lot coverage approved for this project enhances the health and vitality of this multifamily residential neighborhood by providing growth that maintains the scale and character of the neighborhood.**
- **LU-2 The proposed site development will preserve the tree canopy on 90% of the site. The mitigation plan proposes enhancement of the Wetland A buffer to increase the tree canopy from its existing condition.**
- **LU-5 Additional lot coverage assists the City with accommodating anticipated growth targets.**
- **LU-6 The variance to allow 1,171 additional square feet of lot coverage, for a total of 3,000 square feet, will allow the residential development to be at more of a scale consistent with that permitted in the MH-F land use designation and the R-30 Zone. The increased lot coverage will not result in critical area impacts or additional buffer impacts beyond that permitted by the Reasonable Use Exception.**
- **LU-9 Additional lot coverage makes it possible for more people to live closer to where they work since the site is adjacent to the Downtown area which is a regional center and is expected to accommodate about half of the city's housing and job growth per the Comprehensive Plan.**





- **LU-15** The variance to allow additional lot coverage increases the housing choices that result from redevelopment of the property consistent with the MH-F land use designation.
- **LU-29** Approval of the increased lot coverage will permit the site to be developed more fitting for the neighborhood, helping to maintain the existing scale and character.
- **LU-33** The variance to allow additional lot coverage preserves the key natural features of Meydenbauer Creek and Wetland A. The increased lot coverage will not result in critical area impacts or additional buffer impacts beyond that permitted by the Reasonable Use Exception.
- **LU-35** Redevelopment of the site with increased lot coverage provides additional living capacity within close proximity to downtown which promotes walking in order to increase public health.
- **EN-1** The variance to allow additional lot coverage balances the protection of Meydenbauer Creek and Wetland A critical areas with the obligation of the City to meet its growth targets and to focus compact development growth in areas that can support it.
- **EN-12** The proposed site development will preserve the tree canopy on 90% of the site. The mitigation plan proposes enhancement of the Wetland A buffer to increase the tree canopy from its existing condition.
- **EN-19** The proposed site development will preserve the open surface water systems of Meydenbauer Creek and Wetland A. Implementation of the proposed mitigation plan will remove invasive plants and enhance Wetland A buffer and Meydenbauer Creek buffer, which will improve the degraded condition and improve the function and values of the wetland and creek.
- **EN-82** The Critical Area Report and Mitigation Plan prepared by Altman Oliver Associates uses a science-based approach to create a site-specific development plan that will achieve an equal or better result for the functions of Meydenbauer Creek and Wetland A. The additional lot coverage will have no impact than that proposed by the Reasonable Use Exception as there is no request to increase permitted impervious surface or hard surface lot coverage.
- **EN-84** The Mitigation Plan uses science-based mitigation for the impacts to the Wetland A buffers. The proposed buffer enhancement will protect the overall critical area functions of Meydenbauer Creek and Wetland A.
- **EN-86** The proposed site design locates all development, including the additional lot coverage in the least sensitive area of the property. The increased lot coverage will not result in critical area impacts or additional buffer impact beyond that permitted by the Reasonable Use Exception.

Thank you in advance for your review of our Variance Request. Please let us know if you need additional information to complete your review.

Sincerely,



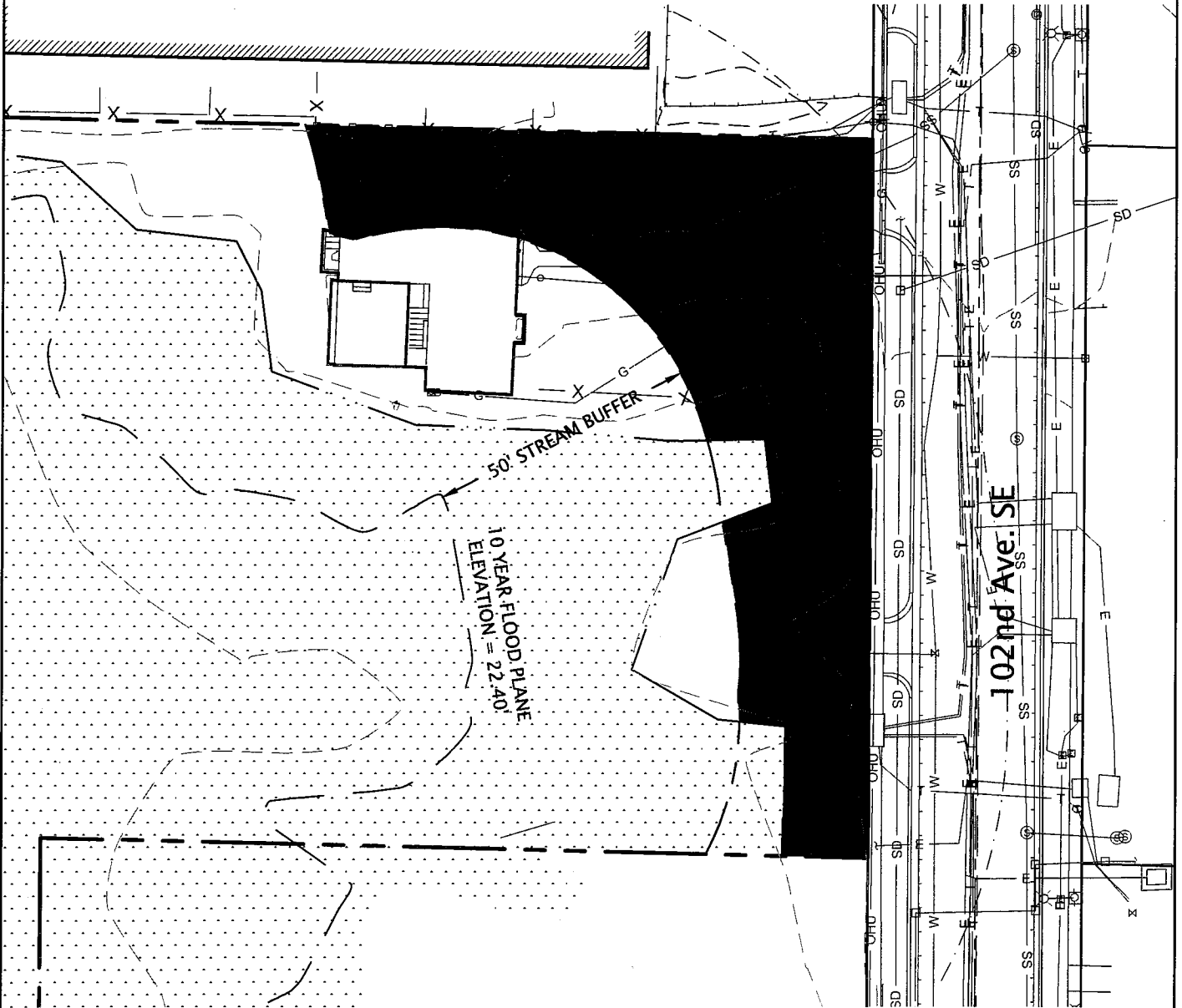
**Kevin Cleary | Goldsmith Engineering**

Entitlement Project Manager | 425.462.1080 | [kcleary@goldsmithengineering.com](mailto:kcleary@goldsmithengineering.com)

Attachment: Lot coverage calculation Exhibit



SW ¼, SW ¼ SECTION 32, TOWNSHIP 25 N, RANGE 5 E, W.M.



LOT COVERAGE EQUALS 35% OF SITE  
AFTER SUBTRACTING ALL CRITICAL  
AREAS AND STREAM CRITICAL AREA  
BUFFERS.

REMAINING SITE AREA = 5,227 SF  
35% LOT COVERAGE = 1,829 SF



0 15 30 60  
SCALE: 1" = 30'



**GOLDSMITH**

LAND DEVELOPMENT SERVICES

1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009  
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2020/07/15 10:01

DRAWN: CL

APPROVED: KC

MEYDENBAUER MEADOW LLC

JOB NO. 18245

LOT COVERAGE AREA  
MEYDENBAUER MEADOW

CITY OF BELLEVUE KING COUNTY, WA

SHEET

Ex. 1

Clatorre

2020/07/15 10:01

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